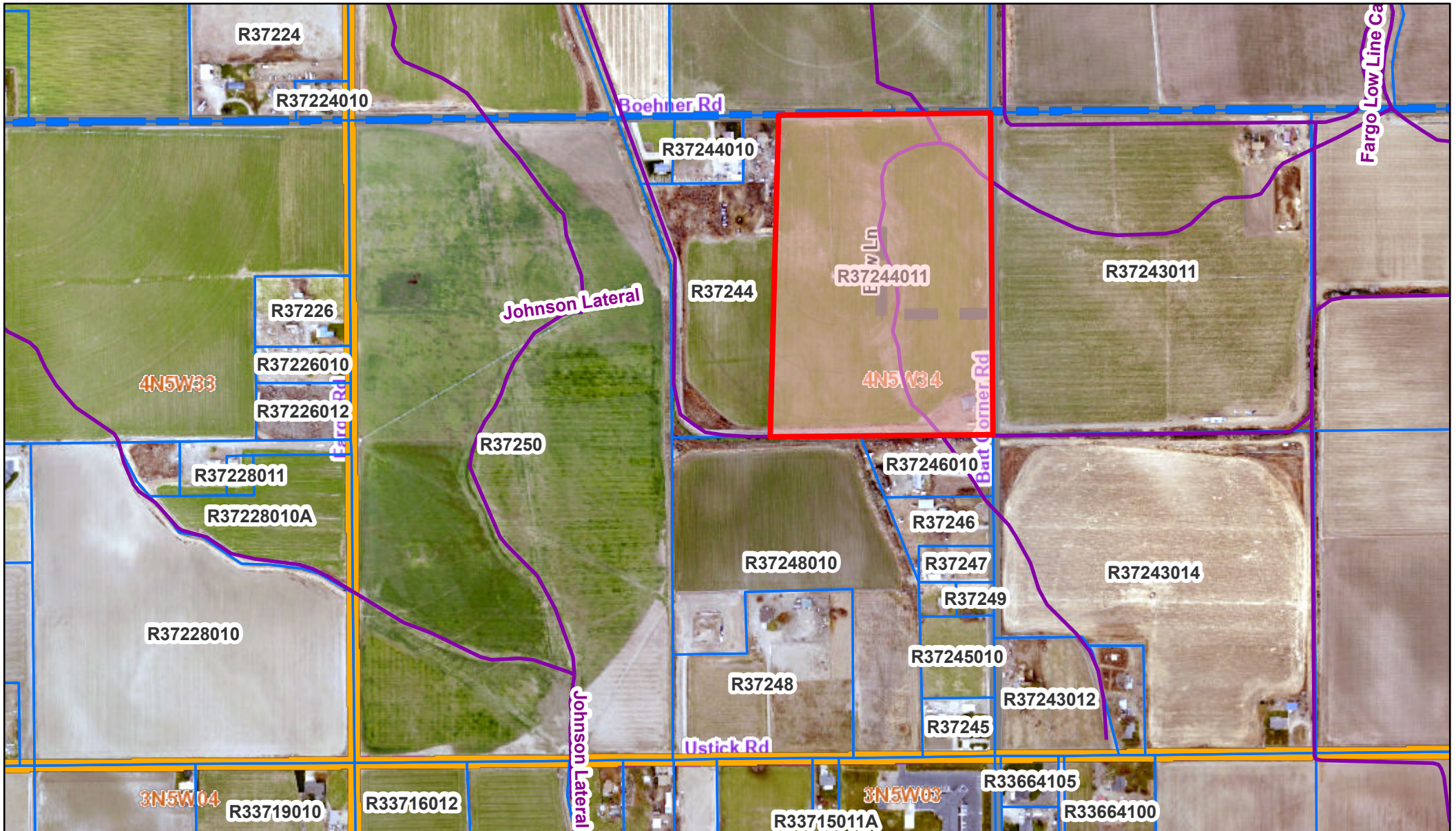


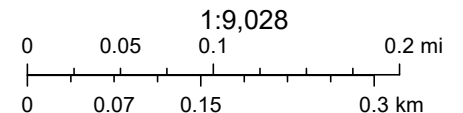
Canyon County, ID Web Map



3/29/2023, 12:13:20 PM

- Legend:

 - Multiple Parcel Search_Query result
 - Hydro_NHDFlowline
 - County Boundary
 - Current Impact Area
 - City Limits
 - Sections
 - CC_PrivateRoads
 - CanyonCountyRoads
 - Roads
 - ITDFunctionalClassification
 - Major Collector
 - Canyon County Imagery_2019
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Martin Maestrejuan</u>
	MAILING ADDRESS: <u>18257 Batt Corner Rd.</u>
	PHONE: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Martin Maestrejuan

Date: 3-28-23

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Kurt L. Smith</u>
	COMPANY NAME: <u>Intermountain Engineering</u>
	MAILING ADDRESS: <u>2587 Southside Blvd. Melba, Id 83641</u>
	PHONE: <u>208-941-1245</u> EMAIL: <u>kurt@intermountainengineering.net</u>

SITE INFO	STREET ADDRESS: <u>18257 Batt Corner Rd.</u>
	PARCEL #: <u>R37244011</u> LOT SIZE/AREA: <u>27.17 acres</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: <u>SW 1/4</u> SECTION: <u>34</u> TOWNSHIP: <u>4N</u> RANGE: <u>5W</u>
	ZONING DISTRICT: <u>R-R</u> FLOODZONE (YES/NO): <u>No</u>

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: SD2023-0009

DATE RECEIVED: 3/28/23

RECEIVED BY: JP

APPLICATION FEE: 1,710 CK MO CC CASH

Flying Arrow Landing Subdivision

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



CANYON COUNTY ZONING ORDINANCE § 07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s)

Martin Maestreguan

Name

Daytime Telephone Number

18257 Batt Corner Rd.

Wilder ID 83676

Street Address

City, State

Zip

Representative Name

Daytime Telephone Number / E-mail Address

Street Address

City, State

Zip

Location of Subject Property:

18257 Batt Corner Rd.

Wilder

Two Nearest Cross Streets or Property Address

City

Assessor's Account Number(s): R 37244011

Section 34 Township 4N Range 5W

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.
2. What is the name of the irrigation and drainage entities servicing the property?
Irrigation: Wilder Irrigation District
Drainage: Laht drain
3. How many acres is the property being subdivided? 27.17 acres
4. What percentage of this property has water? 90 %
5. How many inches of water are available to the property? 22.17 acre ft.
6. How is the land currently irrigated? ☐ Surface ☐ Irrigation Well
☒ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe
7. How is the land to be irrigated after it is subdivided? ☐ Surface ☐ Irrigation Well
☒ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe
8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.
Wilder Irrigation District box gravity feeds water in underground pipe to pressurized pump station on property.
9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No
10. How do you plan to retain storm and excess water on each lot?
Storm drainage ponds
11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Mark Maestri Date: 3 / 27 / 23
Property Owner (Application Submitted)

Signed: _____ Date: ____ / ____ / ____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____ / ____ / ____
Director / Staff

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 ☐ Slope of the property in various locations.
- 6 ☐ Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 ☐ Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 ☐ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 ☐ Other information: _____

Also, provide the following documentation:

- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?

Residential 12 Non-buildable _____ Common _____

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

2 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:

☐ Irrigation Well ☒ Surface Water

2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 100 %

3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 22.17 acre ft.

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

storm drainage ponds

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

" "

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:

☐ Public ☒ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?

Residential 0 Non-Buildable 0 Common 0

2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?

☐ YES ☒ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**
☐ YES ☒ NO
2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING



Director Decision
Private Road Width Reduction – SD2021-0049

Canyon County Code of Ordinances 16-007, Article 10

Development Services Department

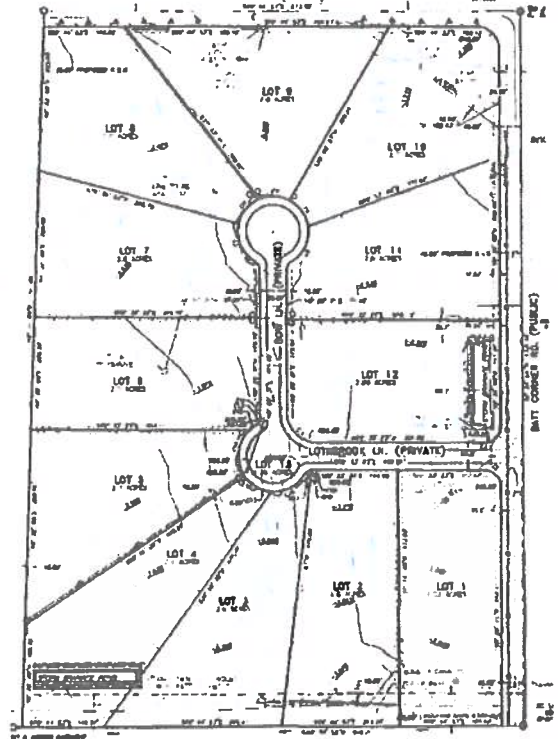
Case Number:	SD2021-0049 - Admin Decision for Flying Arrow Landing Subdivision
Parcel:	R37244011
Property Owner:	Martin Maestrejuan

Request: Martin Maestrejuan. is requesting a private road width reduction for two (2) proposed private roads (Lothbrook Ln. and Bow Ln.) to 50 ft. as part of the preliminary plat application for Flying Arrow Landing Subdivision.

Finding: Pursuant to CCZO §07-10-03(C), a private road shall be shown as a separate, non-buildable lot in accordance with §07-17-31. §07-17-31 requires a minimum private road lot width of sixty feet (60'). The road lot with may be reduced to not less than fifty feet(50') in accordance with §07-10-03 (1) D.

Consistent with Section 07-10-03(1) D of the Canyon County Zoning Ordinance, the private road lot width reduction will provide adequate access to the proposed lots within Flying Arrow Subdivision.

Physical characteristics of the site do not require a width reduction; however, installation of curb & gutter per City of Homedale required a modification to the site design and required a width reduction of the private roads. There is no evidence that the reduction will cause injury, damage or a safety hazard.



Decision: The application to complete an private road width reduction per Section 07-10-03(1)D is **APPROVED**.


Steve Fultz, Director

1/19/22
Date

State of Idaho)

SS

County of Canyon County)

On this 19th day of January, in the year of 2022, before me Kathleen Frost, a notary public, personally appeared Stephen Fultz, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

KATHLEEN FROST
COMMISSION #67887
NOTARY PUBLIC
STATE OF IDAHO

Notary: K. Frost

My Commission Expires: 6-3-2022

APPROVAL FOR PRIVATE ROAD NAME

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): Martin Maestrejuan Date: 10/20/2021

18257 Batt Corner Rd Wilder, ID 83676
Current Street Address City/State Zip

Location of Private Road: Batt Corner Rd & Boehner Rd

Two Nearest Cross Streets of Property Site Address

YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:

Lothbrook Lane & Bow Lane

Case No. RD2021-0030, SD2021-0049

The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:

New Address:

Road name approved by:

Date: 10/20/2021

The Applicant is responsible for the purchasing of a **blue private road sign** that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

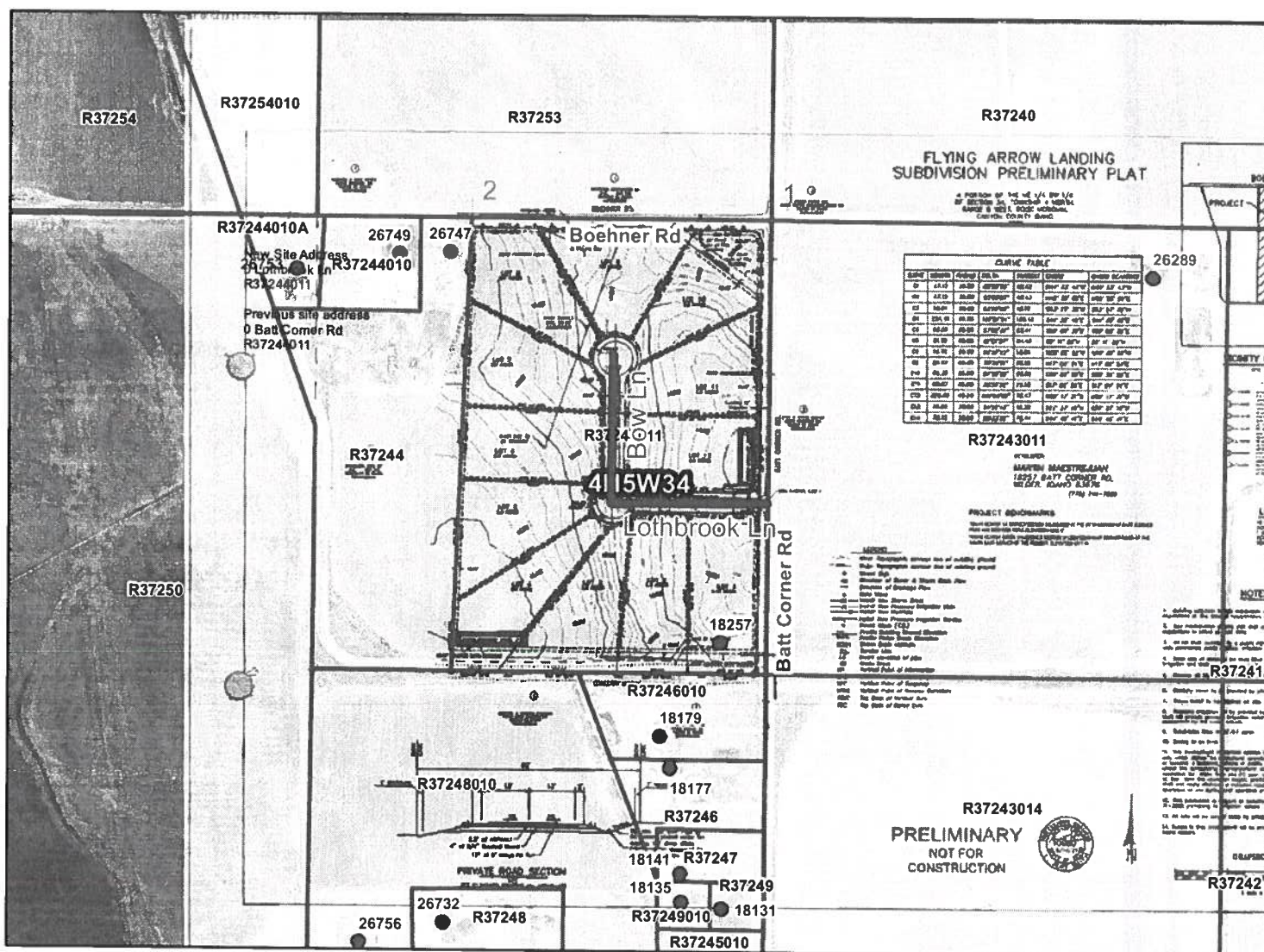
Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director



Lothbrook Ln & Bow Ln

Effective Date: 10/20/2021

Address Issued By: TAlmeida









The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.



 Address Point

-  Caldwell  Highway
 City Limits  Interstate
 Nampa  Roads

SCALE 1 in = 463 feet Map Scale: 1:5,560

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.id**Planning Division Email:** zoninginfo@canyoncounty.id**Receipt Number:** 78574**Date:** 3/28/2023**Date Created:** 3/28/2023**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Martin Maestrejuan**Comments:** SD2023-0009, CR2023-0006**CHARGES**

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	SD2023-0009	\$1,550.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2023-0009	\$120.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	SD2023-0009	\$100.00	\$0.00	\$0.00
Planning - Conditional Rezone with Development Agreement	CR2023-0006	\$1,400.00	\$0.00	\$0.00

Sub Total: \$3,170.00**Sales Tax:** \$0.00**Total Charges:** \$3,170.00**PAYMENTS**

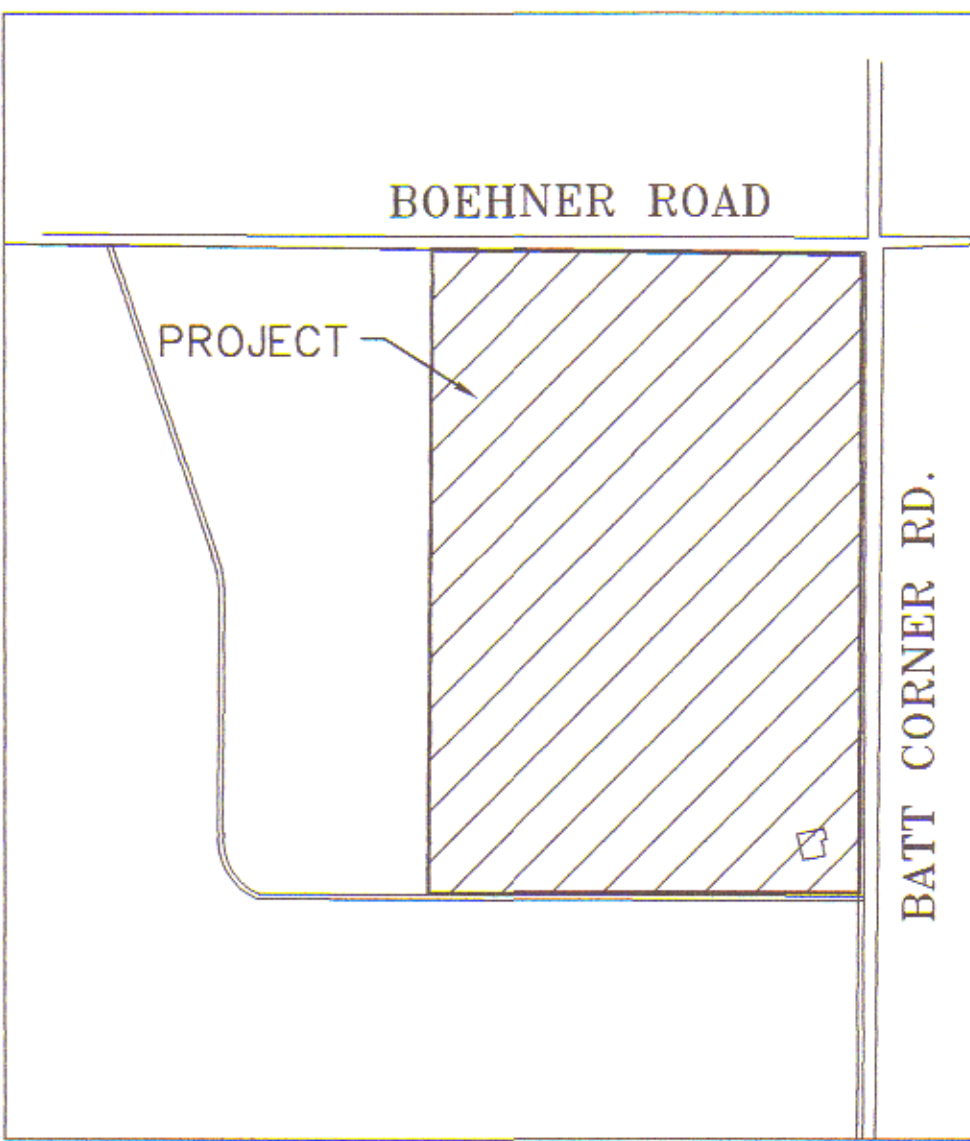
Type of Payment:	Check/Ref Number:	Amount:
Check	1019	\$3,170.00

Total Payments: \$3,170.00**ADJUSTMENTS****Receipt Balance:** \$0.00**Issued By:** pdilbeck

Page 1 of 1

FLYING ARROW LANDING
SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NE 1/4 SW 1/4
OF SECTION 34, TOWNSHIP 4 NORTH,
RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY IDAHO
2021



VICINITY MAP
NTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C2	47.13	30.00	90°00'34"	42.43	S45° 26' 20"W
C3	86.27	55.00	89°52'08"	77.69	N44° 37' 19"W
C4	20.26	20.00	58°02'03"	19.40	S29° 29' 33"W
C5	335.88	65.00	296°04'07"	68.82	N89° 31' 29"W
C6	60.19	65.00	53°03'21"	58.06	N34° 45' 49"W
C7	60.06	65.00	52°56'41"	57.95	N87° 45' 50"W
C8	60.00	65.00	52°53'20"	57.89	S39° 19' 09"W
C9	79.16	65.00	69°46'47"	74.36	S22° 40' 09"E
C10	20.26	20.00	58°02'03"	19.40	N28° 32' 31"W
C11	6.63	105.00	3°37'09"	6.63	S1° 20' 03"E
C12	21.56	20.00	61°46'02"	20.53	S27° 44' 23"W
C13	12.44	65.00	10°58'02"	12.42	S53° 08' 23"W
C14	91.57	65.00	80°42'53"	84.18	S7° 17' 56"W
C15	60.06	65.12	52°50'45"	57.96	S59° 32' 04"E
C16	70.11	65.00	61°47'53"	66.76	N63° 05' 26"E
C17	17.15	20.00	49°07'34"	16.63	N56° 45' 17"E
C18	4.39	20.00	12°34'01"	4.38	N87° 36' 05"E
C19	6.31	105.00	3°26'28"	6.31	S87° 50' 09"E
C20	62.96	40.00	90°10'58"	56.66	N44° 39' 23"W

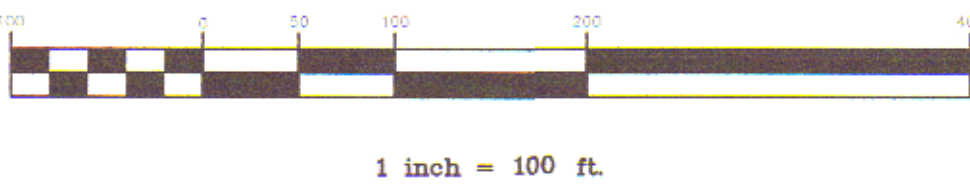
LOT COUNT

11 NEW BUILDABLE LOTS
1 LOT W/ EXISTING HOME
ACRES: 24.02
1 COMMON LOT
ACRES: 1.35
DEDICATED ROW
ACRES 1.80
TOTAL ACRES 27.17

NOTES

- Building setbacks in this subdivision shall conform to the applicable zoning regulations at the time of resubdivision, or as allowed by conditional use.
- Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at that time.
- All lot lines common to a public right of way or private lane have a 10' wide permanent public utilities, irrigation and drainage easement.
- Each side of common lot lines have a 5' wide permanent public utilities, irrigation and drainage easement, unless otherwise noted.
- Exterior lot lines have a 10' wide permanent public utilities, irrigation, and drainage easement.
- Sanitary sewer to be provided by private septic systems.
- Storm water to be retained on site. The Homeowner's Association, underlying property owner of adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.
- Pressure irrigation will be provided by a pressure irrigation pump station that will provide pressure irrigation water to every lot and be operated and maintained by the home owners.
- Subdivision Area = ±27.167 acres
- Zoning to be R-R.
- This development recognizes section 22-4503, Idaho code right to farm act, which states: no agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions on or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it.
- This subdivision is subject to compliance with the Idaho Code section 31-3805 pertaining to irrigation waters. Ditch flow patterns shall be maintained during the project development.
- All lots will be served water by private wells or Homedale public water mains extended to the site.
- Roads in this development will be private roads owned and operated by the home owners. There is no direct lot access to Batt Corner Rd. or Boehner Rd.
- Finished grades at the subdivision boundary shall match existing finished grades. runoff shall be maintained on subdivision property.
- The private roads will be operated and maintained by the homeowners association. The Homeowner's Association, underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside the public right-of-way, including all routine and heavy maintenance.

GRAPHIC SCALE



PROJECT BENCHMARKS

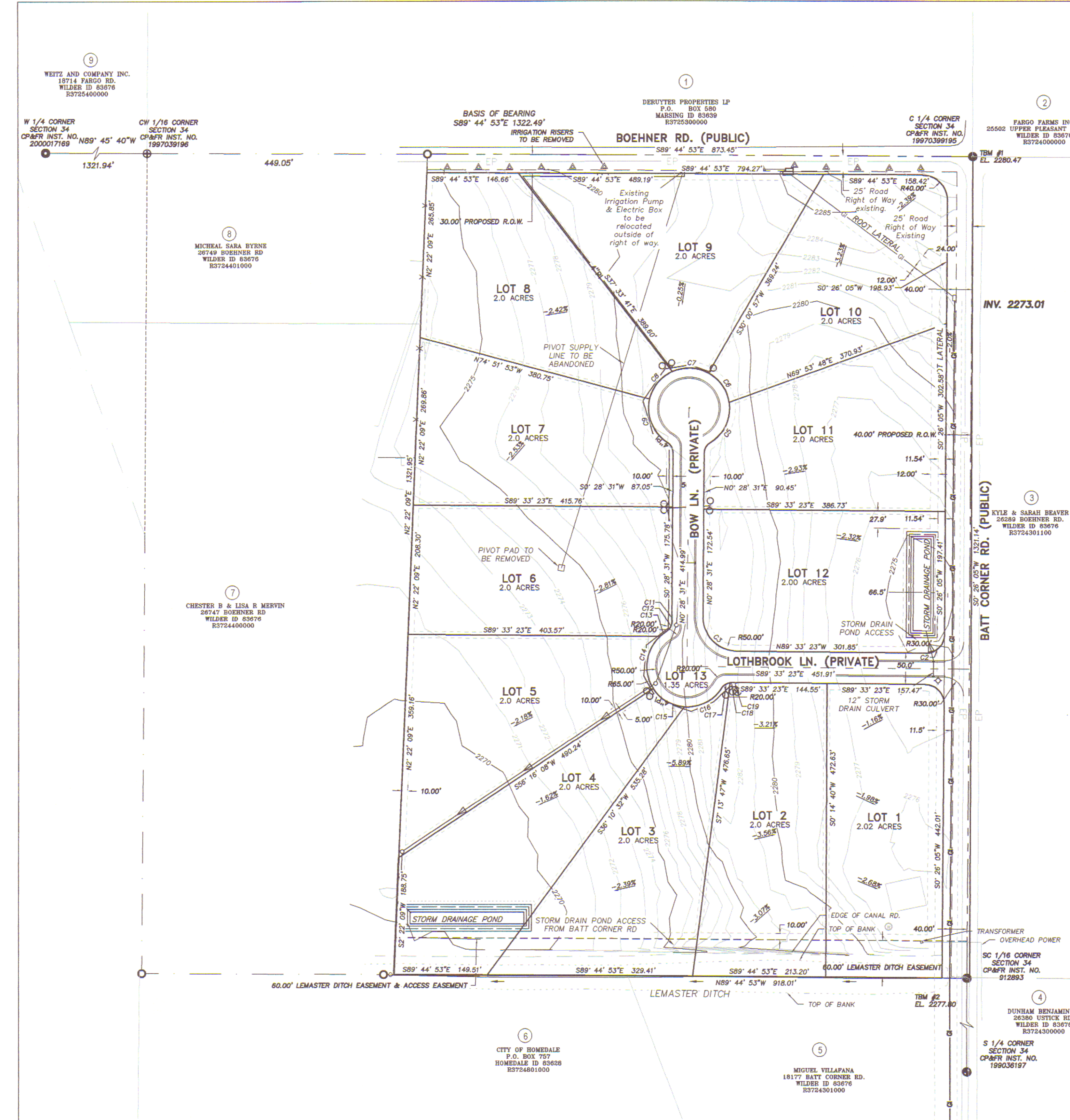
TBM #1 CENTER 1/4 CORNER SECTION 34 LOCATED AT THE INTERSECTION OF BATT CORNER ROAD AND BOEHNER ROAD. ELEVATION=2280.47
TBM #2 CENTER SOUTH 1/16 CORNER SECTION 34 LOCATED IN BATT CORNER ROAD AT THE SOUTH EAST CORNER OF THE PROJECT. ELEVATION=2277.80

LEGEND

- Minor Topographic contour line of existing ground
- Major Topographic contour line of existing ground
- Street Sign
- Direction of Sewer & Storm Drain Flow
- Direction of Drainage Flow
- Gate Valve
- Install New Storm Drain
- Install New Pressure Irrigation Main
- Install New Manhole
- Install New Pressure Irrigation Service Thrust Block (T.B.)
- Profile Existing Ground Elevation
- Profile Finish Grade Elevation
- Storm Drain Manhole
- SDMH
- S.L.
- I.E.
- GB
- VPI
- VPC
- VPT
- VPRC
- TBVC
- TBC
- BRASS CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" REBAR - SET
- 1/2" INCH REBAR - FOUND
- PROPOSED FIRE HYDRANT

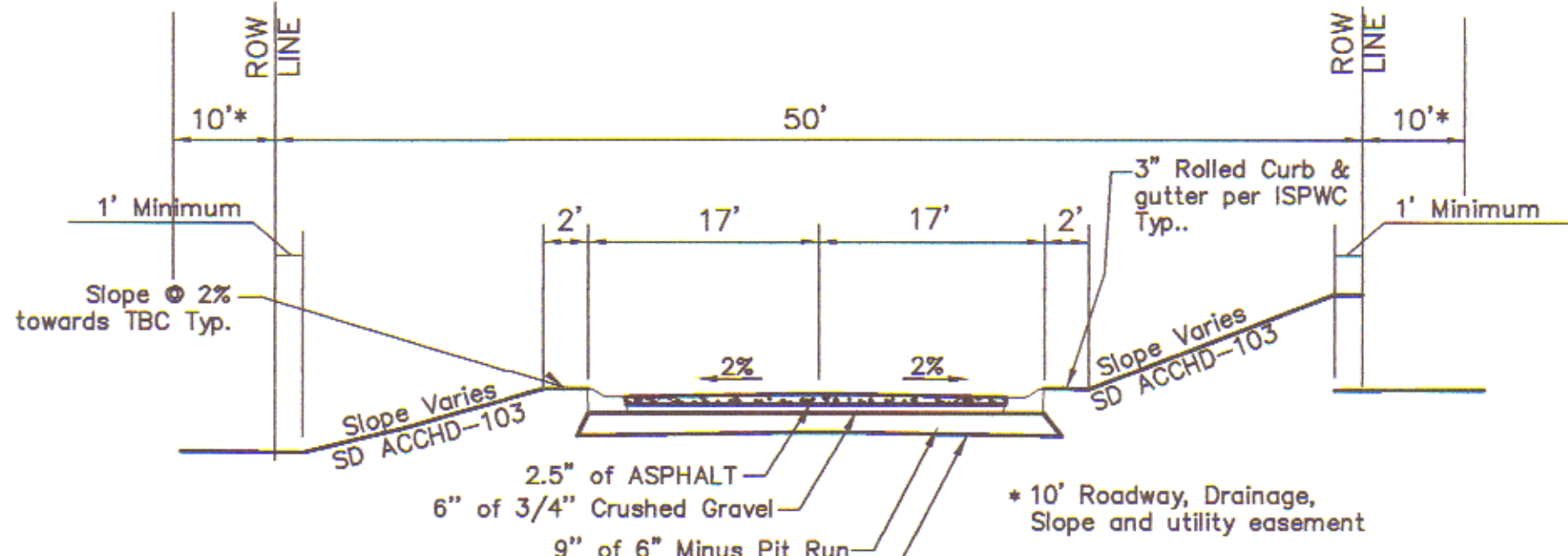
TAX PARCEL OWNER WITH IN 300

- 13372530000 DERUYTER PROPERTIES LP P.O. BOX 580 MARSHING ID 83659
- 13372400000 FARGO FARMS INC. 25502 UPPER PLEASANT RIDGE RD WILDER ID 83676
- 13372430100 KYLE & SARAH BEAVER 26749 BOEHNER RD WILDER ID 83676
- 13372430000 DUNHAM BENJAMIN E. 26380 USTICK RD WILDER ID 83676
- 13372480100 MICHAEL & CHRISTI WOLFORD 18177 BATT CORNER RD WILDER ID 83676
- 13372480100 HOMEDALE CITY OF P.O. BOX 757 HOMEDALE ID 83628
- 13372440000 CHESTER B & LISA R MERVIN 28747 BOEHNER RD WILDER ID 83676
- 13372440100 MICHAEL & SARAH BEAVER 26749 BOEHNER RD WILDER ID 83676
- 13372540000 WEITZ AND COMPANY INC. 18714 FARGO RD WILDER ID 83676

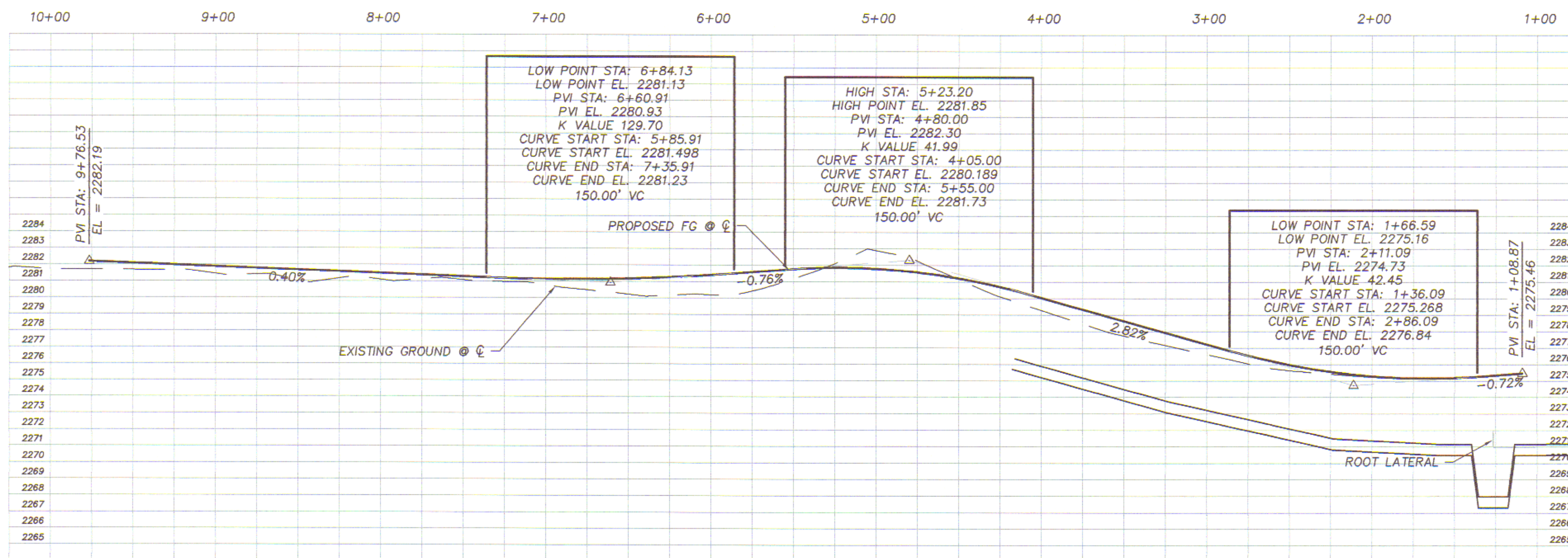
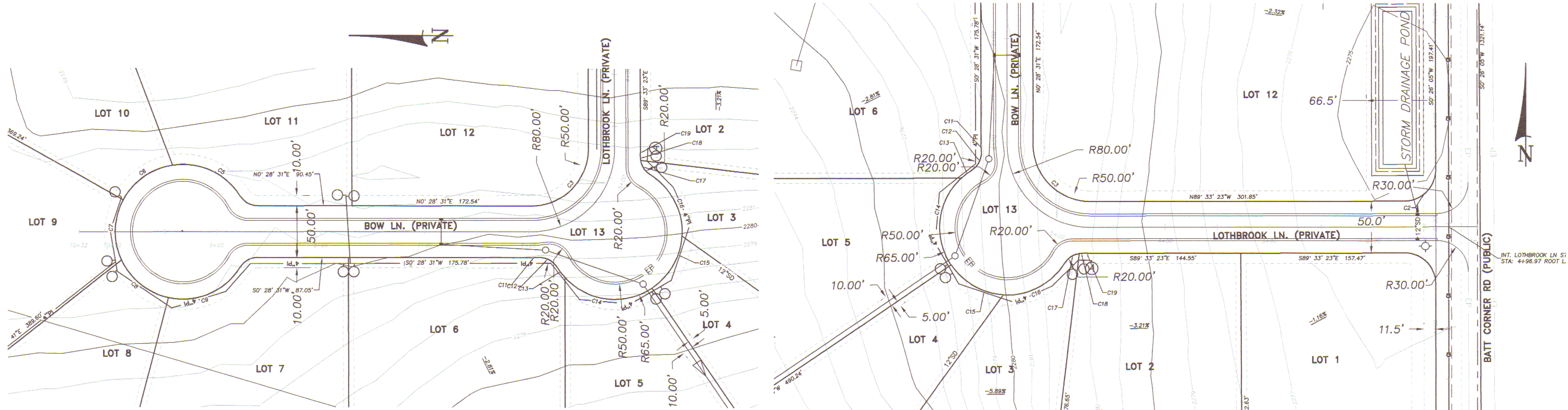


PRIVATE ROAD SECTION

SEE STANDARD DRAWING No. ACCHD-102



NO		BY	DATE	DESCRIPTION	
1	KS	2/28/23		SUBMITTED FOR REVIEW	
DESIGNED BY:		KS	7-18-21	REVISIONS	
DRAWN BY:		PSL	7-18-21		
CHECKED BY:					
APPROVED BY:					
INTERMOUNTAIN ENGINEERING P.C.				2687 SOUTHSIDE BLVD. MERIDA, ID 83641	
				(208) 941-1245	
				(208) 485-2469 Fax	
				(775) 741-7059	
CLIENT:				MARTIN MAESTREJUAN	
JOB NO. MAESTREJUAN				18257 BATT CORNER RD,	
Dwg. No. MAESTREJUAN-PP				WILDER, IDAHO 83676	
SCALE: 1"=100'					
VERT. SCALE: NA					
FIELD BOOK NO.					
DRAWING TITLE:				MARTIN MAESTREJUAN	
				PRELIMINARY PLAT	
SHEET NO. 1 OF 3				Rev	



PRIVATE ROAD

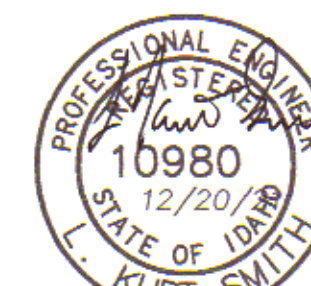
LEGEND

---	Boundary Line
---	Section Line
---	Easement Line
---	Right-of-way Line
---	Top of Bank
---	Proposed Lot Line
---	Property Line
---	Centerline

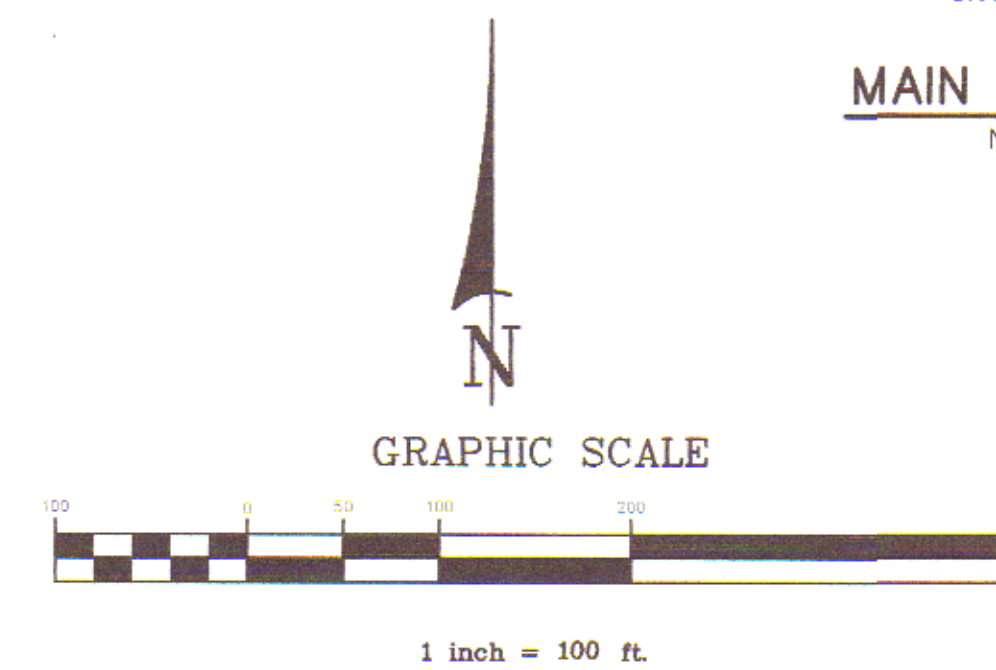
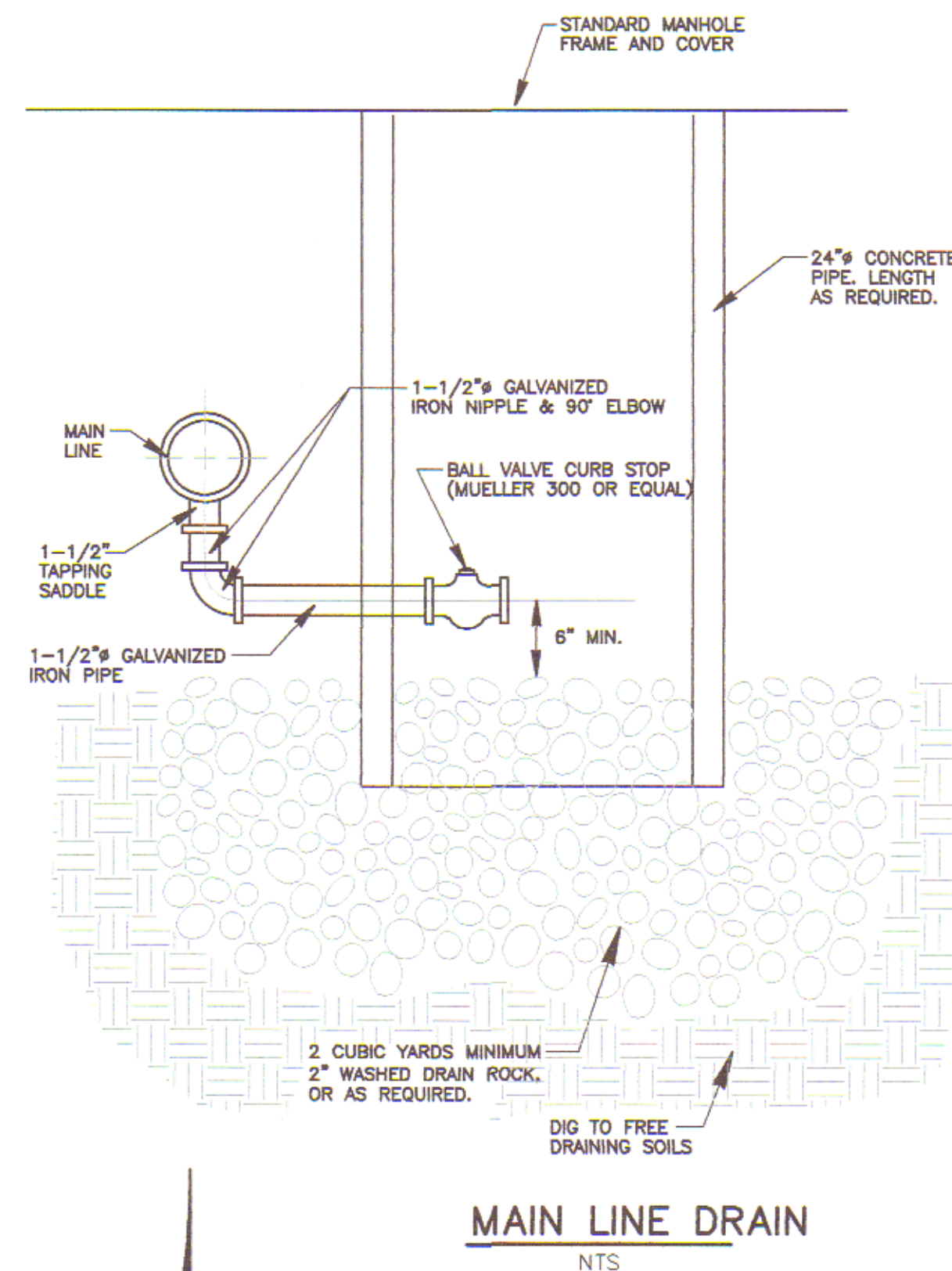
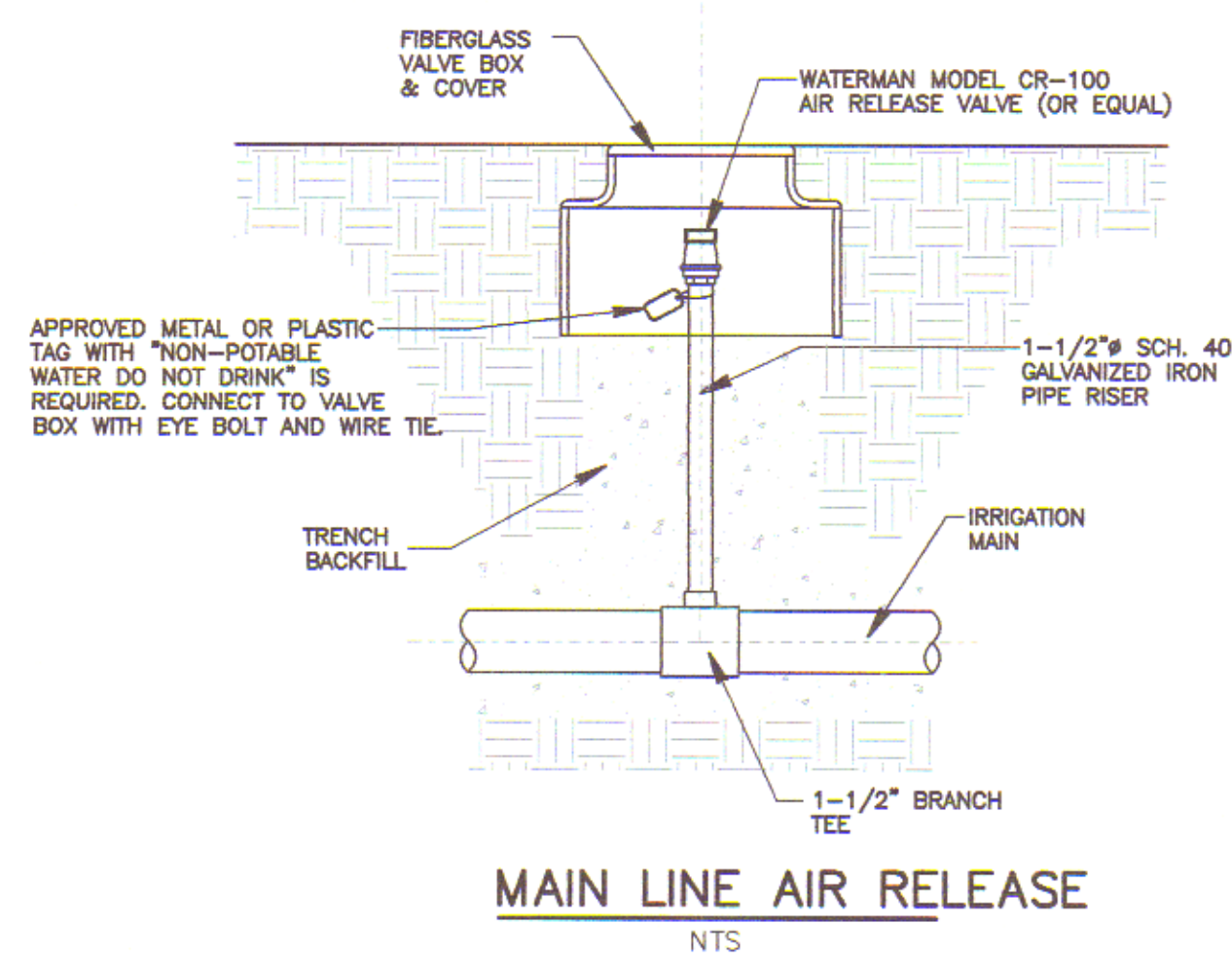
GRAPHIC SCALE



1 inch = 50 ft.



DRAWING TITLE: FLYING ARROW LANDING SUBDIVISION GRADING & DRAINAGE PLAN		JOB NO. MAESTREJUAN DWG NO. MAESTREJUAN.PP SCALE: 1"=50' V. SCALE: 1"=5' FIELD BOOK NO.	CLIENT: MARTIN MAESTREJUAN 18257 BATT CORNER RD, WILDER, IDAHO 83676 (775) 741-7059	INTERMOUNTAIN ENGINEERING P.C. 2587 SOUTHSIDE BLVD. MELBA, ID 83641 (208) 941-1245 (208) 495-2469 Fax	DESIGNED BY: LKS 7-18-21		NO. BY DATE		REVISIONS
					DRAWN BY: LKS 7-18-21		1 KS 9/14/21		
							2 KS 11/22/21		
							3 KS 12/08/21		
							3 KS 12/08/21		
SHEET NO. 2 of 3		Rev			CHECKED BY: LKS		REVISED PER COUNTY AND HIGHWAY DISTRICT REQUIREMENTS		REVISION
					APPROV'D BY: LKS		REVISED PER HIGHWAY DISTRICT REQUIREMENTS		
							REVISED ROADWAY TO INCLUDE CURB & GUTTER		



DRAWING TITLE: FLYING ARROW LANDING SUBDIVISION PRELIMINARY IRRIGATION PLAN		JOB NO. MAESTREJUAN DWG NO. MAESTREJUAN_PP		CLIENT: MARTIN MAESTREJUAN 18257 BATT CORNER RD, WILDER, IDAHO 83676		INTERMOUNTAIN ENGINEERING P.C. 2587 SOUTHSIDE BLVD, MELBA, ID 83641 (208) 941-1245 (208) 495-2469 Fax		DESIGNED BY: LKS 7-18-21		NO. BY DATE		REVISION	
								DRAWN BY: LKS 7-18-21		1 KS 9/14/21		SUBMITTED FOR REVIEW	
										2 KS 11/22/21		REVISED PER COUNTY AND HIGHWAY DISTRICT REQUIREMENTS	
										3 KS 12/08/21		REVISED PER HIGHWAY DISTRICT REQUIREMENTS	
										4 KS 12/20/21		REVISED ROADWAY TO INCLUDE CURB & GUTTER	
SHEET NO. 3 of 3		Rev						CHECKED BY:		APPROVED BY:			